

**BEFORE THE PLANNING COMMISSION  
FOR THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR A	)	ORDER NO. 2297
TREE PLAN TWO APPROVAL FOR	)	TP2012-0007 ORDER APPROVING WITH
REMOVAL OF COMMUNITY TREES FROM)	)	CONDITIONS.
THE SUBJECT SITE (FOREST GLEN	)	
SUBDIVISION & PUD). POLYGON NW,	)	
APPLICANT.	)	

The matter came before the Planning Commission on September 26, 2012, on a request for approval of a Tree Plan Two application for removal of community trees from the subject site. The site is specifically identified as Tax Lots 1900 and 2000, on Washington County Assessor's Map 1S1-28CC, and Tax Lots 1000 and 1100 on Washington County Assessor's Map 1S1-33BB, respectively. The affected parcels are zoned Urban Standard Density Residential (R5) and total approximately 13.4 acres in size.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Planning Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 19, 2012,

and Staff Memorandum dated September 25, 2012, as amended, and the supplemental findings contained herein, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

**IT IS HEREBY ORDERED** that TP2012-0007 is **APPROVED**, based on the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings, and conclusions found in the Staff Report dated September 19, 2012, and the Staff Memorandum dated September 25, 2012, as amended subject to the following conditions:

1. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning/JF)
2. Ensure that all associated applications, including Sidewalk Design Modification (SDM2012-00030, Conditional Use (CU2012-0008) and Land Division (LD2012-0007) have been approved and are consistent with the submitted plans. (Planning/JF)
3. Prior to Site Development Permit Issuance, the applicant shall provide a bond for tree removal for a three year period, from the date of issuance of the Site Development Permit, to cover any necessary removal of trees remaining on the site, or on adjacent lots, which may be damaged by construction. The amount of the bond shall be enough to cover the removal of 10 additional trees by a company licensed and bonded to do tree removal in the State of Oregon. (Planning/JF)
4. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning/JF)
5. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement or orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning/JF)

6. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning/JF)

CARRIED by the following vote:

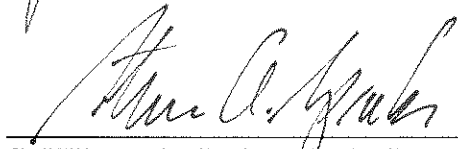
AYES: Overhage, Doukas, Fagin, Maks, Winter, and Stephens.  
NAYS: None.  
ABSTAIN: None.  
ABSENT: Nye.

Dated this 5<sup>th</sup> day of October, 2012.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2297 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, October 15, 2012.

ATTEST:

  
JANA FOX  
Assistant Planner

  
STEVEN A. SPARKS, AICP  
Planning Division Manager

PLANNING COMMISSION  
FOR BEAVERTON, OREGON:

APPROVED:

  
RIC STEPHENS  
Chair